

AGENDA
FREMONT REDEVELOPMENT AGENCY REGULAR MEETING
SEPTEMBER 13, 2011
7:00 P.M.

1. CALL TO ORDER

2. CONSENT CALENDAR

Items on the Consent Calendar are considered to be routine by the Redevelopment Agency and will be enacted by one motion and one vote. There will be no separate discussion of these items unless an Agency Member or citizen so requests, in which event the item will be removed from the Consent Calendar and considered in its normal sequence on the agenda. Additionally, other items without a "Request to Address the Redevelopment Agency Board" card in opposition may be added to the consent calendar. (In the report section of the agenda, consent items are indicated by an asterisk.)

2.1 Approval of Minutes – for Special Meeting of August 24, 2011

2.2 SECOND AMENDMENT TO SERVICE AGREEMENT WITH TRC ENGINEERS, INC., FOR ENVIRONMENTAL INVESTIGATION OF THE CENTERVILLE UNIFIED SITE
Authorize the City Manager to Execute a Second Amendment Increasing the Current Service Agreement between the Agency and TRC Engineers, Inc., by \$70,000 for Environmental, Geophysical, Engineering, and Geotechnical Services for the Centerville Unified Site

Contact Person:

<i>Name:</i>	<i>Clifford Nguyen</i>	<i>Elisa Tierney</i>
<i>Title:</i>	<i>Planner/Project Manager</i>	<i>Director</i>
<i>Dept.:</i>	<i>Redevelopment Agency</i>	<i>Redevelopment Agency</i>
<i>Phone:</i>	<i>510-494-4769</i>	<i>510-494-4501</i>
<i>E-Mail:</i>	<i>cnguyen@fremont.gov</i>	<i>etierney@fremont.gov</i>

RECOMMENDATION: Approve the execution of a Second Amendment to the Service Agreement between the Fremont Redevelopment Agency and TRC Engineers, Inc., in the amount of \$70,000 to provide the services outlined above.

3. PUBLIC COMMUNICATIONS

3.1 Oral and Written Communications

4. PUBLIC HEARINGS - None

5. OTHER BUSINESS

5.1 Report Out from Closed Session of Any Final Action

6. ADJOURNMENT



**REPORT SECTION
FREMONT REDEVELOPMENT
AGENCY REGULAR MEETING**

SEPTEMBER 13, 2011



***2.2 SECOND AMENDMENT TO SERVICE AGREEMENT WITH TRC ENGINEERS, INC., FOR ENVIRONMENTAL INVESTIGATION OF THE CENTERVILLE UNIFIED SITE**
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Title:	Planner/Project Manager	Director
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Phone:	510-494-4769	510-494-4501
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Executive Summary: In early 2010, it became apparent that environmental testing was needed to determine the potential presence of chlorinated solvents in soil gas vapors on the Centerville Unified project site. In June 2010, staff entered into an agreement with TRC Engineers, Inc. (“TRC”) to undertake a soil vapor investigation and assist with remediation work necessary to obtain site closure from the regulatory oversight agency, the Alameda County Water District (ACWD).

Staff is seeking the Agency Board’s approval of a second increase to the contract in the amount of \$70,000 to perform the unfinished work, including a corrective action plan, additional testing/monitoring, and oversight of the remediation work. The new revised contract amount would be \$259,000. These services are required to delineate the Agency’s remediation obligations for the site, regardless of whether the proposed development moves forward.

BACKGROUND: In July 2009, the Agency entered into an Exclusive Right to Negotiate Agreement (“ERNA”) for the Centerville Unified site with a development team consisting of Blake Hunt Ventures and CenterStreet Housing, LLC. During negotiations, it was determined that additional environmental investigation work was required to determine whether chlorinated solvents, namely PCE (tetrachloroethene), were present in soil gas vapors in the soil. During the original investigation in 2001-2002, the analysis assessed soil contamination only; testing of soil gas vapor was not required and soil samples taken from the site did not show high PCE levels. However, since 2002, the presence of soil gas vapors has become a cause of concern to regulatory oversight agencies, such as ACWD.

A summary of the work completed to date follows:

- In June 2010, staff contracted with TRC for additional testing (“Soil Gas Work Plan”) and samples indicated high concentrations of gas vapors, primarily in the utility corridor on the westerly edge of the parcel.
- From October 2010 to March 2011, a series of soil vapor tests was completed to clarify the full extent of the soil vapor plume.

- In April-May 2011, at the request of ACWD, additional soil borings were taken. Results indicated that the vertical and lateral extents of the plume were sufficiently defined.
- In August 2011, staff received ACWD's concurrence to proceed forward with preparation of a corrective action plan. Upon completion of the plan, it will be submitted to ACWD for review and approval to allow actual implementation of the remediation work.

DISCUSSION/ANALYSIS: The Agency, as property owner, is required to complete the additional environmental investigation in order to define the area of impact. While the Agency Board approved a \$99,000 increase to the original contract of \$90,000 with TRC in November 2010, because of additional rounds of testing performed to date to further characterize the extent of the soil vapor contamination, the 2010 revised contract amount of \$189,000 has been completely depleted. The additional funding proposed in this second amendment to the contract is needed to (a) develop a Corrective Action Plan ("CAP"), which will include detailed data interpretation, remedial alternative analysis, and remedial design selection/recommendation; and (b) complete other obligations, such as continued annual groundwater monitoring, laboratory analyses, and preparation of a "no further action" letter once remediation of the PCE contaminant is achieved. The total cost for these remaining tasks is estimated to be \$70,000.

If this second contract amendment is approved, the next step will be to return to the Agency Board with a recommended plan of action, together with associated costs, in late winter.

FISCAL IMPACT: The environmental investigation costs are an Agency obligation, and will be funded through the Redevelopment Agency's Centerville Unified Site project account (951RDA1009).

ENVIRONMENTAL REVIEW: N/A

ENCLOSURE: None

RECOMMENDATION: Approve the execution of a Second Amendment to the Service Agreement between the Fremont Redevelopment Agency and TRC Engineers, Inc., in the amount of \$70,000 to provide the services outlined above.

5.1 Report Out from Closed Session of Any Final Action

